

Developed Office/Flex Space **for Sale or Lease**

Opportunity to purchase or lease a developed office/flex commercial building in the Coronet Industrial area of Southeast Edmonton. The property is professionally built out with enclosed offices, open work areas, meeting rooms, kitchen space, and washrooms, and provides the ability to add warehouse space and/or secured yard storage.

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Property Overview

Location	The property is located in Edmonton's Eastgate district in the Coronet Industrial area, off of Argyll Road and 75 Street	
Zoning	DC2	
Year Built	1980	
Site Area	1.24 Acres	
Building Area	29,070 SF	
Rentable Area	Main Floor	16,155 SF Flexible demising options available from 2,950 SF
	2nd Floor	8,116 SF
Sale Price	\$4,500,000.00	
Property Taxes	\$75,264.00 (2024)	
Net Rent	Market	
Additional Rent	\$9.75 / SF (2024 estimate) includes utilities	
TI Allowance	Negotiable	
Parking	94 surface stalls (87 energized)	
Available	Immediately	
NOI	Available upon request	



3 minutes from LRT

station







Ample surface parking with energized stalls



Backup power generator

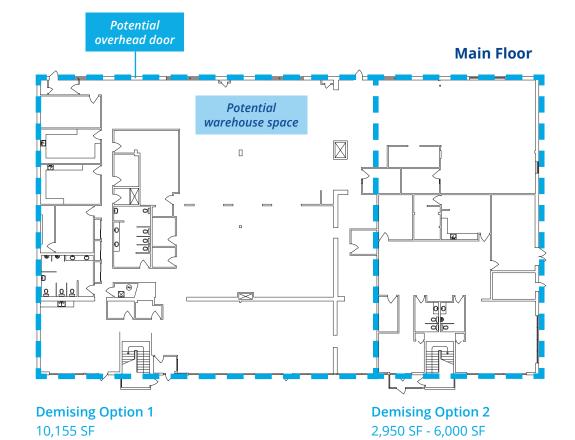








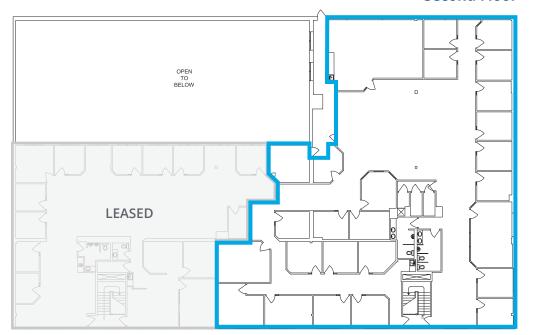
Floor Plans



Up to 16,155 SF

- Private offices
- Kitchens
- Meeting rooms
- Boardrooms
- Copy room
- Open work areas
- Dedicated lab space





8,116 SF

- Private offices
- Open work areas
- Boardroom
- Meeting rooms
- Kitchen









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